

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 19, 2005

ITEM NO. 6

CASE NUMBER/
PROJECT NAME

31-DR-2005
Montecito Cove Apartments

LOCATION

9450 E. Becker Lane

REQUEST

Modify the existing complex color scheme.

OWNER

Montecito Property Co.
904-294-8563

ENGINEER

N/A

ARCHITECT/
DESIGNER

N/A

APPLICANT/
COORDINATOR

Charlie Heitman
Montecito Property Co.
904-294-8563

BACKGROUND

Zoning.

This site is zoned R-5 (Multiple-Family Residential). The apartment complex was originally approved in case 37-DR-1990 and a second phase approved in case 37-DR-1990#2. The district is residential in character and promotes a high quality environment through aesthetically oriented property development standards.

Context.

Adjacent Uses:

- North and Northeast: Single-family residential. These homes are zoned R1-18 PRD and R1-35.
- South: Shea Boulevard borders the property. A Commercial-Office complex is located south of Shea Boulevard zoned C-O.
- East: An existing Church zoned R1-35 and north of the church is an existing Life Care Center zoned R-5.
- West: Existing Paradise Memorial Gardens Cemetery zoned R1-35.

APPLICANT'S
PROPOSAL

Applicant's Request.

This proposal is to refresh the existing complex to create a positive visual impact to prospective residents. The proposed color palette consists of the following colors.

	Main Body	Accent Color	Trim	Iron
Club House	Wickerwork SW 10	Down Home SW 6081	Beige SW 2859	N/A
Apartment Buildings; Option 1	Colonial Revival Stone SW 2827	Nuthatch SW 6088	Beige SW 2859	Artichoke SW 6179
Apartment Buildings; Option 2	Colonial Revival Stone SW 2827	Mocha SW 6067	Beige SW 2859	Artichoke SW 6179

Apartment Buildings; Option 3	Colonial Revival Stone SW 2827	Quiver Tan SW 6151	Beige SW 2859	Artichoke SW 6179
Apartment Buildings; Option 4	Nuthatch SW 6088	Quiver Tan SW 6151	Beige SW 2859	Artichoke SW 6179
Apartment Buildings; Option 5	Quiver Tan SW 6151	Colonial Revival Stone SW 2827	Beige SW 2859	Artichoke SW 6179

Development Information:

- Existing Use: Residential Apartments
- Parcel Size: 18.34 acres

DISCUSSION

The property is currently painted per the approved Design Review approval under case 37-DR-90 and 37-DR-90#2. The colors are Dunn Edwards, Birchwood #51 for the body, Dunn Edwards, Sealpoint Q3-38T for the trim and white for the window frames. A new property owner wants to create excitement for existing and potential residents to demonstrate positive changes, while maintaining continuity with the surrounding neighborhoods.

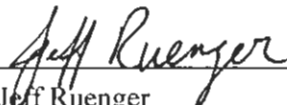
**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Jeff Ruenger
Planner
Phone: 480-312-4208
E-mail: jruenger@scottsdaleaz.gov

APPROVED BY


Jeff Ruenger
Report Author


Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-Mail: lgalav@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Computer-Generated Color Images
6. Color Palette
- A. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 4-20-05 Project No.: _____ - PA - _____
Coordinator: Suzanne Colver/Kurt Jones Case No.: _____ - _____ - _____
Project Name: Montecito Cove

Project Location: 9450 E. BECKER LN. SCOTTSDALE, AZ 85260

Property Details:

☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R5 Proposed Zoning: NO CHANGE

Number of Buildings: 28 Parcel Size: 18.34 ACRES

Gross Floor Area/Total Units: 295,940 / 316 Floor Area Ratio/Density: 17.23 / ACRE

Parking Required: 483 Parking Provided: 524

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

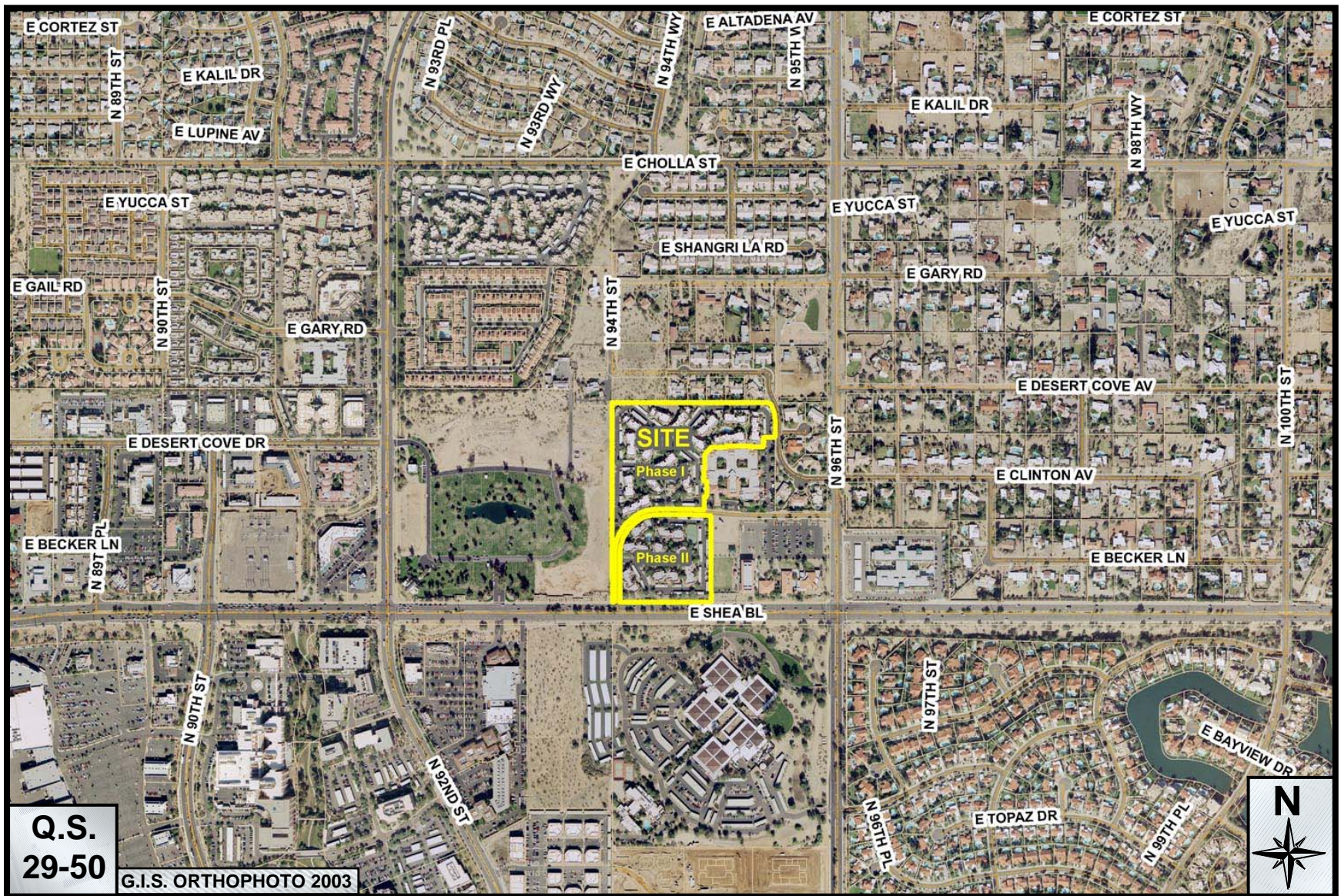
CHANGE COLOR SCHEME OF BUILDINGS -
WITH THE PURCHASE, MONTECITO WANTS TO GIVE
THE PROPERTY A FRESH NEW LOOK ON THE EXTERIOR.
WE WOULD LIKE TO MAKE COLOR CHANGES THAT WOULD
INDICATE TO PROSPECTIVE RESIDENTS THAT POSITIVE
CHANGES ARE TAKING PLACE - MONTECITO IS AWARE OF
THE NEED TO MAINTAIN A DEGREE CONTINUITY WITH
THE SURROUNDING LANDSCAPE AND FEELS THAT OUR
COLOR CHOICES ACCOMPLISH THAT.

31-DR-2005
4/20/2005

Planning and Development Services Department*

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • F

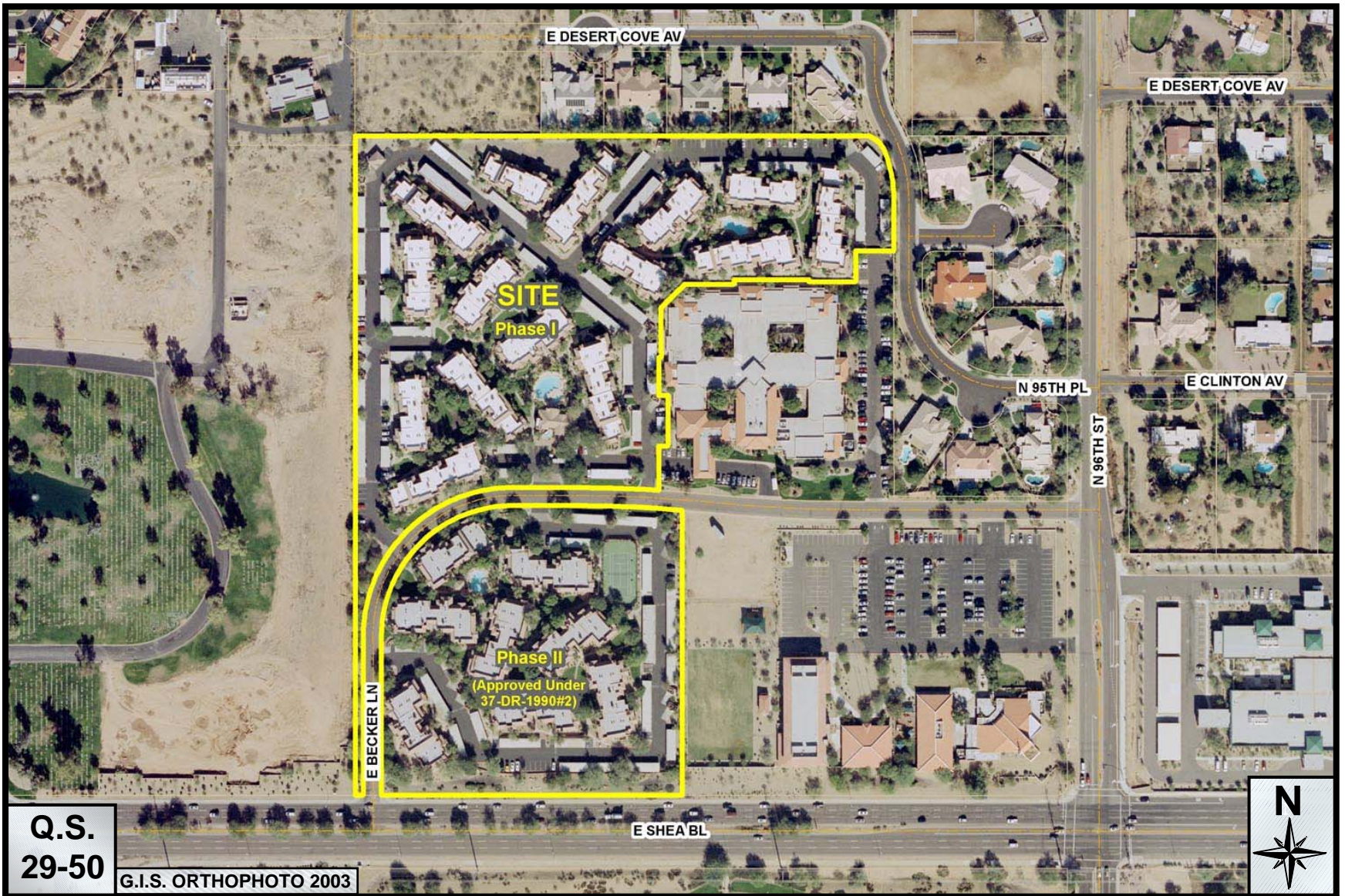
ATTACHMENT #1



Montecito Cove Apartments

31-DR-2005

ATTACHMENT #2



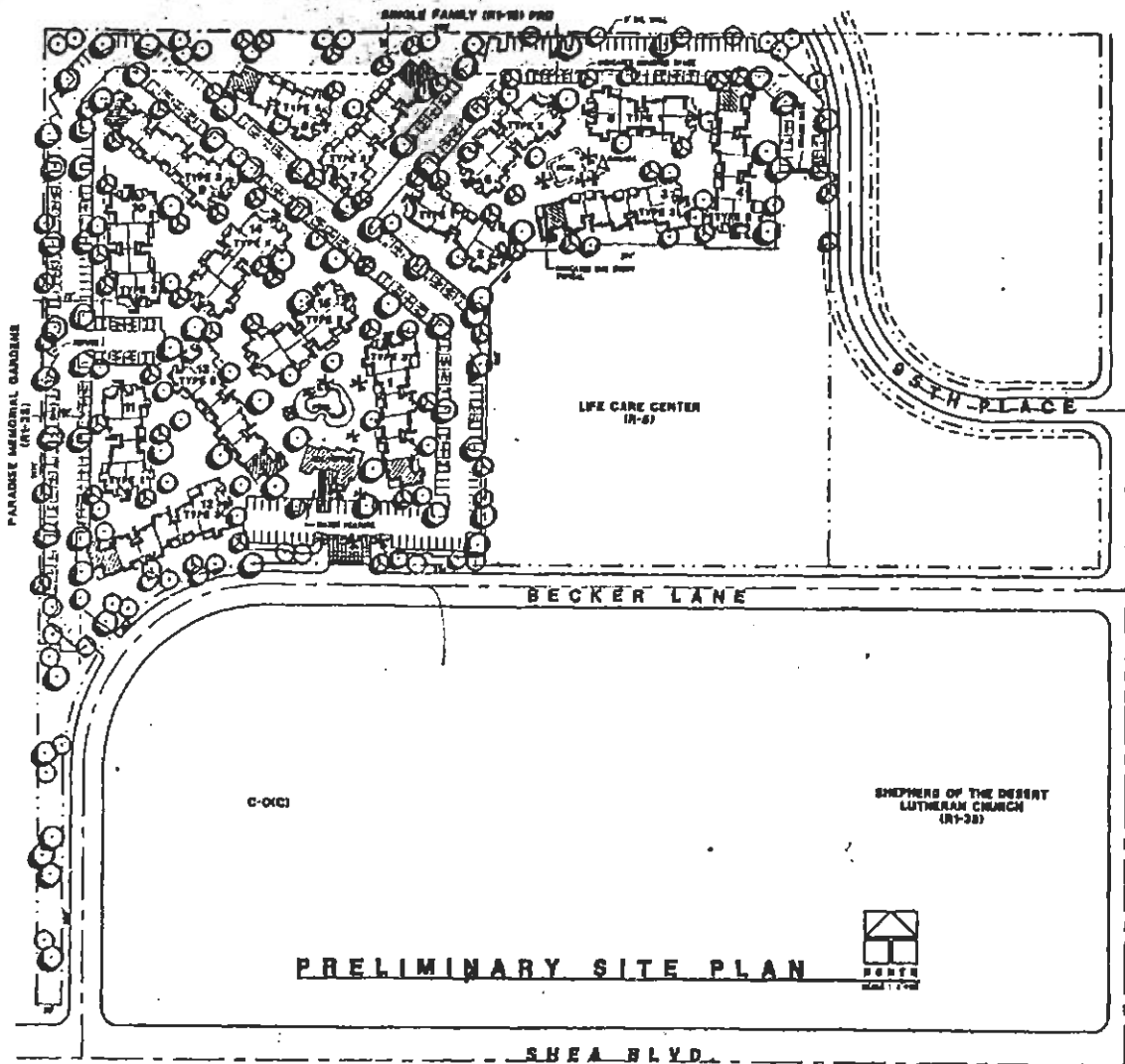
Q.S.
29-50

G.I.S. ORTHOPHOTO 2003

Montecito Cove Apartments

31-DR-2005

ATTACHMENT #2A



DEVELOPMENT DATA

SITE AREA:

2.1 ACRES (91,500 SQ. FT.)

UNIT MIX:

1-2 BR	100
3-4 BR	100
5-6 BR	100
7-8 BR	100
9-10 BR	100
11-12 BR	100
13-14 BR	100
15-16 BR	100
17-18 BR	100
19-20 BR	100
21-22 BR	100
23-24 BR	100
25-26 BR	100
27-28 BR	100
29-30 BR	100
31-32 BR	100
33-34 BR	100
35-36 BR	100
37-38 BR	100
39-40 BR	100
41-42 BR	100
43-44 BR	100
45-46 BR	100
47-48 BR	100
49-50 BR	100
51-52 BR	100
53-54 BR	100
55-56 BR	100
57-58 BR	100
59-60 BR	100
61-62 BR	100
63-64 BR	100
65-66 BR	100
67-68 BR	100
69-70 BR	100
71-72 BR	100
73-74 BR	100
75-76 BR	100
77-78 BR	100
79-80 BR	100
81-82 BR	100
83-84 BR	100
85-86 BR	100
87-88 BR	100
89-90 BR	100
91-92 BR	100
93-94 BR	100
95-96 BR	100
97-98 BR	100
99-100 BR	100

DENSITY:

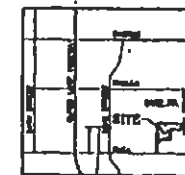
100 UNITS PER ACRE (100 UPH)

PARKING:

100 SPACES (100 PS)

USE:

MULTI-FAMILY RESIDENTIAL



VICINITY MAP

EVANS WITHYCOMBE, INC.
SCOTTSDALE COVE
APARTMENTS
8701 STREET AND BELL BLVD.
SCOTTSDALE, ARIZONA



WINTHROP ARCHITECTS INC.
1402 East Thomas Avenue
Phoenix, Arizona 85014-1704
(602) 251-1001



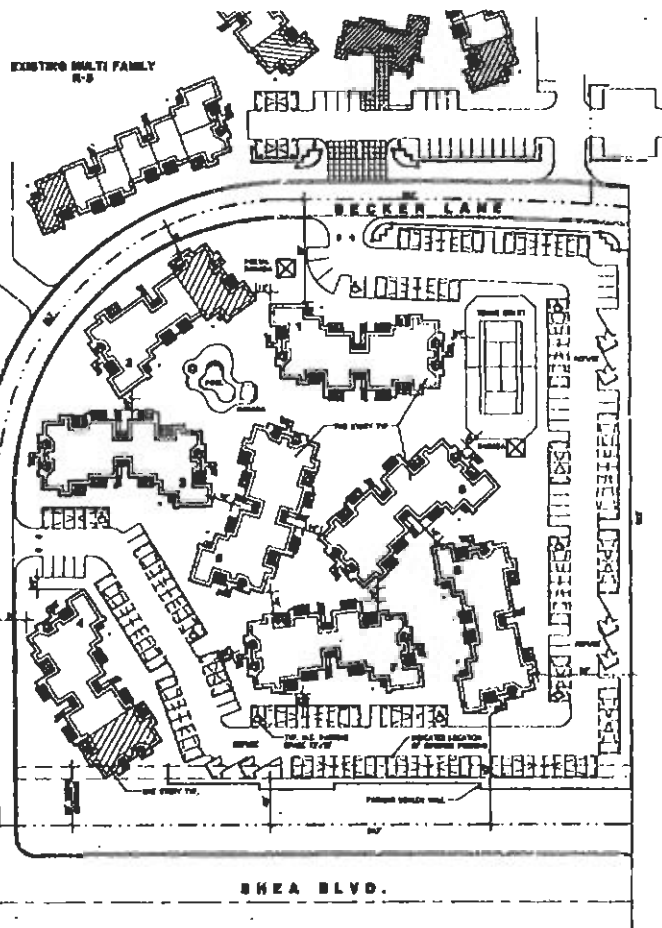
0000
NOT FOR CONSTRUCTION

PRELIMINARY
Not For Construction

31-DR-2005
4/20/2005

ATTACHMENT #4

PHASE I
37-DR-90



PRELIMINARY SITE PLAN



PHASE 2

37-DR-90 #2

DEVELOPMENT DATA

SITE AREA:
 1.00 AC. (1.00 AC.)
 27,500 SF (2.2 AC.)

UNIT MIX:
 1.00 AC. (1.00 AC.)
 27,500 SF (2.2 AC.)

DENSITY:
 1.00 AC. (1.00 AC.)
 27,500 SF (2.2 AC.)

ZONING:
 R-8

OCCUPANCY:
 R-8

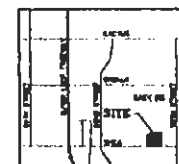
USE:
 R-8

BUILDING HEIGHT:
 1.00 AC. (1.00 AC.)
 27,500 SF (2.2 AC.)

PARKING:
 1.00 AC. (1.00 AC.)
 27,500 SF (2.2 AC.)

OPEN SPACE:
 1.00 AC. (1.00 AC.)
 27,500 SF (2.2 AC.)

PROPOSED PROJECT:
 1.00 AC. (1.00 AC.)
 27,500 SF (2.2 AC.)



VICINITY MAP

EVANS WITHYCOMBE, INC.
 Scottsdale
 Cove Apartments II
 Scottsdale, Arizona

EVANS WITHYCOMBE, INC.
 1101 East McDowell Avenue
 Phoenix, Arizona 85016-2704
 (602) 955-1101



EVANS WITHYCOMBE, INC.

EVANS WITHYCOMBE, INC.

PRELIMINARY
 Not For Construction

APPROVED
 8/19/93
 DATE
 INITIALS

31-DR-2005
 4/20/2005

004703

Prepared For:
Scottsdale Cove
Clubhouse



Prepared By:
Sherwin Williams



Accent

Body One:
~~Body Two:~~
Trim:

Wickerwork
Down Home
Beige

SW 10
SW 6081
SW 2859

* These images approximate as closely as possible the actual paint color. However, color appearance may vary by degree of gloss, texture, lighting and method of application, as well as by exposure to heat and light rays. Variations in monitor and printer settings may also effect color consistency and accuracy.

ATTACHMENT #5

31-DR-2005
4/20/2005

Prepared For:
Scottsdale Cove
Building One



Prepared By:
Sherwin Williams



Body One:	Colonial Revival Stone	SW 2827
Body Two:	Nuthatch	SW 6088
Trim:	Beige	SW 2859
Iron:	Artichoke	SW 6179

* These images approximate as closely as possible the actual paint color. However, color appearance may vary by degree of gloss, texture, lighting and method of application, as well as by exposure to heat and light rays. Variations in monitor and printer settings may also effect color consistency and accuracy.

Prepared For:
 Scottsdale Cove
 Building Two



Prepared By:
 Sherwin Williams



Accent

Body One:	Colonial Revival Stone	SW 2827
Body Two:	Mocha	SW 6067
Accent:	Arresting Accent	SW 6634
Trim:	Beige	SW 2859
Iron:	Artichoke	SW 6179

* These images approximate as closely as possible the actual paint color. However, color appearance may vary by degree of gloss, texture, lighting and method of application, as well as by exposure to heat and light rays. Variations in monitor and printer settings may also effect color consistency and accuracy.

Prepared For:
Scottsdale Cove
Building Three



Prepared By:
Sherwin Williams



Accent

Body One:	Colonial Revival Stone	SW 2827
Body Two:	Quiver Tan	SW 6151
Accent:	Mocha	SW 6067
Trim:	Beige	SW 2859
Iron:	Artichoke	SW 6179

* These images approximate as closely as possible the actual paint color. However, color appearance may vary by degree of gloss, texture, lighting and method of application, as well as by exposure to heat and light rays. Variations in monitor and printer settings may also effect color consistency and accuracy.

Prepared For:
Scottsdale Cove
Building Four



Prepared By:
Sherwin Williams



Body One:	Nuthatch	SW 6088
Body Two:	Quiver Tan	SW 6151
Trim:	Beige	SW 2859
Iron:	Artichoke	SW 6179

* These images approximate as closely as possible the actual paint color. However, color appearance may vary by degree of gloss, texture, lighting and method of application, as well as by exposure to heat and light rays. Variations in monitor and printer settings may also effect color consistency and accuracy.

Prepared For:
Scottsdale Cove
Building Five



Prepared By:
Sherwin Williams



Accent

Body One:	Quiver Tan	SW 6151
Body Two:	Colonial Revival Stone	SW 2827
Trim:	Beige	SW 2859
Iron:	Artichoke	SW 6179

* These images approximate as closely as possible the actual paint color. However, color appearance may vary by degree of gloss, texture, lighting and method of application, as well as by exposure to heat and light rays. Variations in monitor and printer settings may also effect color consistency and accuracy.

Cubhouse



Building 5



Building 4



Building 3



Building 2



Building 1



100

100

Body 1

Accent

Not Used

**Stipulations for Case:
Montecito Cove Apartments
Case 31-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including color shall be painted to be consistent with the paint palette submitted by Montecito Property Co. and prepared by Sherwin Williams with a city receipt date of 4/20/2005.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable DRB case(s) for the subject site were: 37-DR-90, 37-DR-1990#2